

The Lofts at
MILL WEST

ADDENDUM F

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- i. ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

- ii. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the Landlord (Check (i) or (ii) below):

- i. ☒ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Amenity Area at 195 McGregor Street - Lead Dust Wipe Analysis Report Number: 15-06-01788

- ii. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(b) (7)(A) and _____ Tenant has received copies of all information listed above.

_____ and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

e) us Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (7)(A)

N/A

N/A

DATE: 11/15/15

DATE: 10/24/15

DATE: 10/24/15

DATE: _____

DATE: _____

(b) (7)(A)

Initials _____ Initials _____



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

Report Number: 15-06-01788

Client: AETS of New England LLC
1 Hardy Rd 218
Bedford, NH 03110

Received Date: 06/11/2015
Analyzed Date: 06/11/2015
Reported Date: 06/11/2015

Project/Test Address: 195 McGregor St., Lower Level Common Areas, Manchester, NH 03102
Collection Date: 06/10/2015

Client Number:
22-6220

Laboratory Results

Fax Number:
781-245-0529

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
15-06-01788-001	1	LIBRARY A	FL	<10.0	1.00	<10	
15-06-01788-002	2	KITCHEN C	FL	<10.0	1.00	<10	
15-06-01788-003	3	GATHERING ROOM A	FL	<10.0	1.00	<10	
15-06-01788-004	4	GAME ROOM C	FL	<10.0	1.00	<10	
15-06-01788-005	5	KITNESS ROOM A	FL	<10.0	1.00	<10	
15-06-01788-006	6		FL	<10.0	—	—	
15-06-01788-007	7	STORAGE AREA C	FL	20.3	1.00	20	
15-06-01788-008	8	MASSAGE ROOM A	FL	<10.0	1.00	<10	
15-06-01788-009	9	THEATRE C	FL	<10.0	1.00	<10	
15-06-01788-010	10	PUTTING A	FL	<10.0	1.00	<10	
15-06-01788-011	11	HALL BY BATHROOMS A	FL	<10.0	1.00	<10	
15-06-01788-012	12	HALL BY PUTTING GREEN A	FL	<10.0	1.00	<10	
15-06-01788-013	13	HALL BY LEASING OFFICE B	FL	<10.0	1.00	<10	
15-06-01788-014	14	LIBRARY A	SL	115	0.632	180	

(b) (7)(A)

Initials _____ Initials

Environmental Hazards Services, L.L.C

Client Number: 22-8220
 Project/Test Address: 195 McGregor St., Lower Level Common Areas,
 Manchester, NH 03102

Report Number: 15-06-01788

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
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Method: EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory:



Aubrey Simonds

Lab Manager

The Federal lead guidelines for dust clearance levels by wipe sampling: Floors (FL) - 40 ug/ft², Interior Window Sills (SL) - 250 ug/ft², Window Wells (WW) - 400 ug/ft². The Reporting Limit (RL) is 10.0 ug Total Pb. Reported results are not corrected for field blanks. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft² are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. EHS sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

Legend	ug = microgram	ug/ft ² = micrograms per square foot	Pb = lead
	mL = milliliter	ft ² = square foot	

(b) (7)(A)

Initials _____ Initials

The Lofts at **MILL WEST**

ADDENDUM G - EARLY WARNING SYSTEM

The Lofts at Mill West Annex will maintain an early warning system to be utilized in the event of an emergency or urgent need. The early warning system will alert Tenants via a phone call to their cell phone. The cell number(s) that you provide below will be the number(s) that will be called with a voice recording. Tenant is responsible for notifying Management in writing of any changes in cell phone numbers to be called for notification of the possibility of an emergency or urgent need.

Cell Phone #1: _____

Cell Phone #2: _____

Cell Phone #3: _____

Cell Phone #4: _____

Brady Sullivan Millworks III, LLC

MANAGEMENT:

TENANT:

TENANT:

TENANT:

TENANT:

(b) (7)(A)

N/A

N/A

DATE:

DATE:

DATE:

DATE:

DATE:

10/15/15

10/24/2015

10/24/15

(b) (7)(A)

Initials _____ Initials

The Lofts at
MILL WEST

ADDENDUM F

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

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Landlord's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- i. ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a leasing agent for a link to related EPA information.

- ii. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the Landlord (Check (i) or (ii) below):

- i. ☒ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Amenity Area at 195 McGregor Street - Lead Dust Wipe Analysis Report Number: 15-06-01788

- ii. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(b) (7)(A)

_____, _____ and _____ Tenant has received copies of all information listed above.

_____, _____ and _____ Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

- e) WJ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

MANAGEMENT:

(b) (7)(A)

DATE: 11/15/15

TENANT:

DATE: 11/14/15

TENANT:

DATE: _____

TENANT:

N/A

DATE: _____

TENANT:

N/A

DATE: _____

N/A

(b) (7)(A)

Initials _____ Initials _____ Initials _____



Environmental Hazards Services, L.L.C.

7469 Whitepine Rd
Richmond, VA 23237

Telephone: 800.347.4010

Lead Dust Wipe Analysis Report

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Collection Date: 06/10/2015

Client Number:
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Fax Number:
781-245-0529

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15-06-01788-005	5	KITNESS ROOM A	FL	<10.0	1.00	<10	
15-06-01788-006	6		FL	<10.0	—	—	
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15-06-01788-010	10	PUTTING A	FL	<10.0	1.00	<10	
15-06-01788-011	11	HALL BY BATHROOMS A	FL	<10.0	1.00	<10	
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15-06-01788-013	13	HALL BY LEASING OFFICE B	FL	<10.0	1.00	<10	
15-06-01788-014	14	LIBRARY A	SL	115	0.632	180	

(b) (7)(A)

Initials _____ Initials _____ Initials _____

Environmental Hazards Services, L.L.C

Client Number: 22-6220

Report Number: 15-06-01788

Project/Test Address: 195 McGregor St., Lower Level Common Areas,
Manchester, NH 03102

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
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Method: EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory:



Aubrey Simonds

Lab Manager

The Federal lead guidelines for dust clearance levels by wipe sampling: Floors (FL) - 40 ug/ft², Interior Window Sills (SL) - 250 ug/ft², Window Wells (VW) - 400 ug/ft². The Reporting Limit (RL) is 10.0 ug Total Pb. Reported results are not corrected for field blanks. Dust wipe area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in ug/ft² are calculated based on area supplied by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. EHS sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

Legend	ug = microgram	ug/ft ² = micrograms per square foot	Pb = lead
	mL = milliliter	ft ² = square foot	

(b) (7)(A)

Initials _____ Initials _____ Initials _____

The Lofts at MILL WEST

ADDENDUM F

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

This Addendum is agreed to and shall be made part of the Lease Agreement between Brady Sullivan Millworks III, LLC, Landlord, and (b) (7)(A) Resident(s). This Addendum shall be renewed and shall expire under the same terms and conditions of said Lease.

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Resident(s) must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

The Mill Building containing the apartment unit was built before 1978 and as such the apartment unit and common areas, stairways and hallways are not entirely lead free. In the event that you are in need of additional information regarding lead to ensure protection of yourself or your children, see a Leasing Staff member for a link to related EPA information.

- (ii) ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (Check (i) or (ii) below):

- (i) ☒ Landlord has provided the Resident(s) with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Resident(s) Acknowledgment (initial)

(c) n/a, n/a, n/a and n/a Resident(s) has received copies of all information listed above.

(b) (7)(A) and _____ Resident(s) has received the pamphlet Protect Your Family from Lead in Your

Agent's Acknowledgment (initial)

(e) WJ Agent (Management) has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(b) (7)(A)

Initial Initial

The Lofts at
MILL WEST

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

The undersigned acknowledge they have read this Addendum to the Lease and hereby accept the terms and conditions contained herein.

Brady Sullivan Millworks III, LLC

MANAGEMENT:

RESIDENT:

RESIDENT:

RESIDENT:

RESIDENT:

(b) (7)(A)

DATE: 1/13/16

DATE: 1/13/16

DATE: 1/13/16

DATE:

DATE:

(b) (7)(A)

Initial Initial

Environmental Hazards Services, L.L.C

Client Number: 22-6220
 Project/Test Address: 195 McGregor St., Lower Level Common Areas,
 Manchester, NH 03102


Report Number: 15-06-01788

Lab Sample Number	Client Sample Number	Collection Location	Surface	Total Pb (ug)	Wipe Area (ft ²)	Concentration (ug/ft ²)	Narrative ID
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Method: EPA SW846 7000B

Accreditation #:

Reviewed By Authorized Signatory:


 Aubrey Simonds
 Lab Manager

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	mL = milliliter	ft ² = square foot	

(b) (7)(A)

Initial Initial